

# Pinellas Market Lens

Market insight brief - 20,303 filtered parcels - June 17, 2026

## Filters

City	Pinellas Park
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## Exact KPIs

Parcels analyzed	20,303
Median market value	\$255,045
Mean market value	\$276,623
Median price per sqft	\$206
Total market value	\$5,612,682,754
Median tax rate	1.99%
Avg assessed gap	\$97,113
Avg assessed gap %	34.34%

## Analyst Takeaways

- The current slice contains 20,303 parcels with a median market value of \$255,045.
- The middle 50% of recorded market values spans \$195,468 to \$319,210.
- Pinellas Park is the largest city segment in this slice with 20,303 parcels.
- Single Family Home is the most common property type represented in the filtered data.
- High-value IQR outliers are exposed as drilldowns so the analysis stays auditable.
- These are exploratory public-record signals, not predictions or investment advice.

## Top City Segments

City	Parcels	Median Value
Pinellas Park	20,303	\$255,045

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	12,404	\$282,697
Condominium	3,257	\$216,155
Manufactured Home (Co-Op or Share Owned)	1,403	\$90,707
Planned Unit Development	1,237	\$266,532
Manufactured Home (On Individually Owned Lot)	448	\$127,019
Condominium (land lease)	286	\$98,671

Type	Parcels	Median Value
Duplex-Triplex-Fourplex	215	\$280,000
Vacant Residential - lot & acreage less than 5 acres	178	\$103,241

## Auditable Outliers

Signal	Parcel	Metric
Market Value	10611 66TH ST N, Pinellas Park	\$15,800,000
Market Value	7397 80TH AVE N, Pinellas Park	\$10,950,000
Market Value	3800 62ND AVE N, Pinellas Park	\$9,000,000
Market Value	9301 49TH ST, Pinellas Park	\$7,900,000
Market Value	11911 66TH ST, Pinellas Park	\$7,200,000
Assessed Gap	3501 66TH TER N, Pinellas Park	91.89%
Assessed Gap	3521 66TH TER N, Pinellas Park	91.70%
Assessed Gap	3560 66TH TER N, Pinellas Park	91.62%
Assessed Gap	12361 LAND ST, Pinellas Park	91.17%
Assessed Gap	6601 50TH ST N, Pinellas Park	88.53%
Tax Rate	40TH ST N, Pinellas Park	23.69%
Tax Rate	6720 PARK BLVD # 72, Pinellas Park	18.53%
Tax Rate	6743 92ND AVE, Pinellas Park	17.58%
Tax Rate	8312 40TH ST N, Pinellas Park	16.53%
Tax Rate	8290 40TH ST N, Pinellas Park	15.78%

## Methodology

- Source: Pinellas County Property Appraiser parcel records loaded into the app database.
- Headline KPIs use exact database aggregates and ordered medians against the filtered queryset.
- EDA charts and segment tables use pandas/numpy transformations over the analysis frame.
- Outliers use IQR or top-metric rankings and link back to parcel drilldowns for auditability.
- No predictive model is used in this version because the public dataset lacks MLS sale prices and reliable beds/baths coverage.